

\$639,900 - 40169 Colony Drive, Murrieta

MLS® #SW25079338

\$639,900

3 Bedroom, 2.00 Bathroom, 1,853 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome to life at The Colony, a 55+, resort-style community! This popular floor plan showcases a spacious living and dining combination room. The kitchen opens to the family room and features granite countertops, granite backsplash, and updated appliances. The family room features an exquisite, travertine-faced fireplace. The primary bedroom has high ceilings and opens to the tranquil rear yard patio. One of the bedrooms has been converted into a den with built-in desks/cabinets, but could easily be converted back into a traditional bedroom. You'll love the fabulous rear yard which is one of the largest in The Colony! Enjoy gathering with friends and family under the vaulted, covered patio. You'll appreciate the professional landscaping and greenbelt view with no neighbors behind. There is a newer HVAC system and a newer hot-water heater. Other upgrades include beautiful travertine flooring, newer carpet in the bedrooms, wood shutters, fresh exterior paint, recoated patio/walkway, tiled front porch, custom iron courtyard gate, and a custom leaded glass front door. The Colony is the perfect place to enjoy a full and exciting lifestyle with family and friends. Choose from various indoor and outdoor social events, sports, and clubs. See the spectacular 25,000 sf clubhouse with a lounge, 400-seat capacity banquet room with catering facilities, library, gym, atrium, game rooms, and a hair and nail salon. There is an oasis swimming pool, two spas, BBQ area and lighted tennis and



Pickleball / Paddle Tennis courts. There are too many groups and activities to list! The HOA waters and maintains the front yard. The Cal Oaks Golf Course is located within the community. You and your home are protected within a 24-hour gate-guarded, master-planned community. The Colony is located near shopping, medical centers, parks, Temecula Valley wineries, and Pechanga Casino Resort and Spa!

Built in 1998

Essential Information

MLS® #	SW25079338
Price	\$639,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,853
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Colleen Ray
Listing Office	LPT Realty, Inc

Community Information

Address	40169 Colony Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Billiard Room, Clubhouse, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Paddle Tennis, Pickleball, Pool, Security,
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	Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

Exterior

Exterior	Stucco, Drywall
Lot Description	Yard
Windows	Shutters, Blinds
Roof	Tile
Construction	Stucco, Drywall
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, All Bedrooms Down
Appliances	Microwave, Double Oven, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	April 8th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 14th, 2026 at 11:11pm PST.

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